



30 Normanton Road

Crowland PE6 0JJ

Offers in the region of £365,000



4



2



2



D

## 30 Normanton Road Crowland PE6 0JJ

Leading up to the property you are presented with a front garden with trees and mature hedges. Into the entrance hall you are presented with stairs up to the first floor landing and doors into the lounge, dining room, kitchen/breakfast room, storage cupboard and downstairs wc. The lounge provides patio doors onto the rear garden and a bay window to front. The dining room offers a large reception room with dual aspect windows to front and side. The kitchen/breakfast room comprises of matching wall and base units, space for appliances, integral double oven, grill, four ring hob with extractor and access into the utility with a set of patio doors onto the rear garden. The utility provides further base units and access into the rear garden.

Upstairs the accommodation comprises of four bedrooms with a en-suite to the master bedroom and fitted wardrobes and a family bathroom off the first floor landing providing a bath with shower overhead, sink and wc.

Outside there is a south facing garden, double garage with off-road parking.

Council tax band: D





Entrance Hall  
Lounge - 5.48m x 3.48m (18'0" x 11'5")  
Dining Room - 5.48m x 3.17m (18'0" x 10'4")  
Kitchen/Breakfast Room - 3.96m x 3.53m (13'0" x 11'7")



Utility Room - 1.87m x 3.53m (6'2" x 11'7")  
Downstairs WC  
First Floor Landing

Master Bedroom - 6.59m x 3.48m (21'7" x 11'5")

En-Suite



Bedroom 2 - 3.05m x 3.54m (10'0" x 11'7")

Bedroom 3 - 2.60m x 3.17m (8'6" x 10'5")

Bedroom 4 - 2.59m x 3.17m (8'6" x 10'5") MAX

Family Bathroom

Outside

Driveway & Double Garage



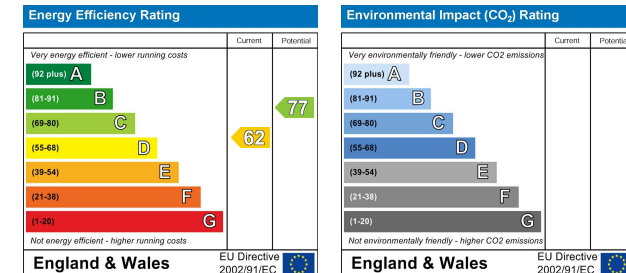
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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